105.0	0004	0004.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	853,200 /	853,200
					USE VALUE:	853,200 /	853,200
					ASSESSED:	853,200 /	853,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		LONGMEADOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERRONE GINEVRA/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	8 LONGMEADOW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PERRONE MARIO & GINEVRA -
Owner 2:	-
Street 1:	8 LONGMEADOW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,134 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Wood Shingle Exterior and 2688 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11134.000	325,400		527,800	853,200
Total Card	0.256	325,400		527,800	853,200
Total Parcel	0.256	325,400		527,800	853,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.41 | /Parcel: 317.4

Legal Description

User Acct 67581

GIS Ref

GIS Ref

Insp Date 09/13/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 105.0-0004-0004.A

!8336!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	325,400	0	11,134.	527,800	853,200	853,200	Year End Roll	12/18/2019
2019	101	FV	252,200	0	11,134.	527,800	780,000	780,000	Year End Roll	1/3/2019
2018	101	FV	250,100	0	11,134.	452,400	702,500	702,500	Year End Roll	12/20/2017
2017	101	FV	250,100	0	11,134.	422,300	672,400	672,400	Year End Roll	1/3/2017
2016	101	FV	250,100	0	11,134.	361,900	612,000	612,000	Year End	1/4/2016
2015	101	FV	248,900	0	11,134.	324,200	573,100	573,100	Year End Roll	12/11/2014
2014	101	FV	248,900	0	11,134.	300,100	549,000	549,000	Year End Roll	12/16/2013
2013	101	FV	248,900	0	11,134.	286,200	535,100	535,100		12/13/2012

PRINT

Date	Time
12/10/20	22:54:50

LAST REV

Date	Time
03/17/20	11:13:07
danam	

PAT ACCT. 8336

USER DEFINED

Prior Id # 1:	67581
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERRONE MARIO &	1525-95		4/25/2018	Convenience	1	No	No		MARIO PERRONE D.O.D. 3/24/1992 BK 826 PG 186
	828-186		12/12/1972		43,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2020	111	Insulate	7,500	C				
5/8/2008	452	Manual	23,500			G9	GR FY09	extend existing su
11/1/2006	945	Manual	2,500					install wood burni

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	CC	Chris C
6/3/2009	Info At Door	189	PATRIOT
11/9/2000	Hearing N/C	189	PATRIOT
1/8/2000	Inspected	197	PATRIOT
10/27/1999	Measured	263	PATRIOT
9/7/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11134		Sq. Ft.	Site		0	70.	0.68	4									527,812						527,800	

Total AC/HA: 0.25560 | Total SF/SM: 11134 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 527,812 | Spl Credit | Total: 527,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	26 - Wood	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	6 - Ceramic Tile		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.21573269
Const Adj.:	1.00187993
Adj $ / SQ:	115.712
Other Features:	101943
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399772
Depreciation:	74358
Depreciated Total:	325415

COMMENTS

17D 173070.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

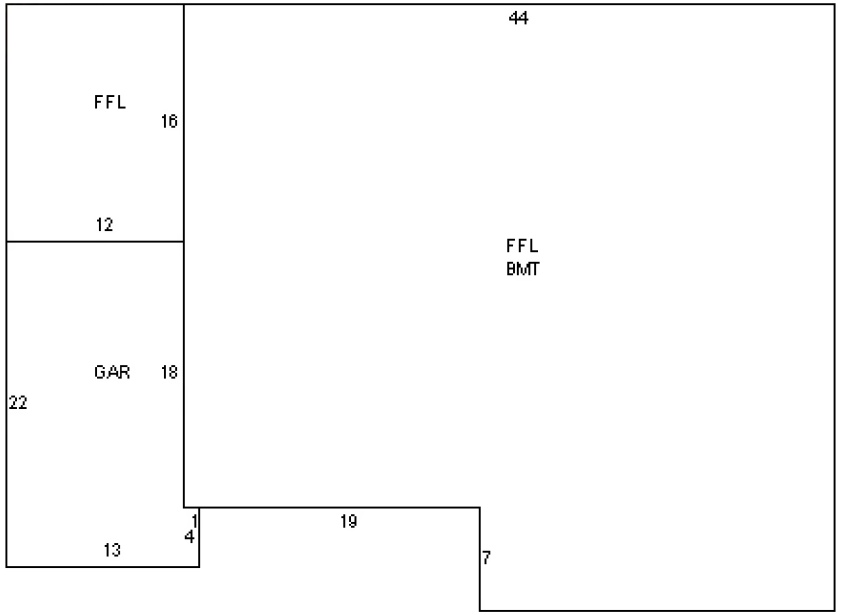
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	115.71
Special Features:	0	Val/Su Net:	85.90
Final Total:	325400	Val/Su SzAd	175.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,856	115.710	214,761
BMT	Basement	1,664	46.000	76,536
GAR	Garage	268	24.370	6,532
	Net Sketched Area:	3,788	Total:	297,829
Size Ad	1856	Gross Are	3788	FinArea 2688

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

105.0-0004-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	